



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2015A-G Round

PROJECT NAME: 41 North Senior Apartments

SITE LOCATION: 5709 YMCA Park Drive East
Fort Wayne, IN 46835
Allen County

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: RealAmerica Development, LLC

PRINCIPALS: RealAmerica Development, LLC
Ronda Weybright

OF UNITS AT EACH SET ASIDE*

60% of AMI:	15
50% of AMI:	14
40% of AMI:	12
30% of AMI:	9
Market Rate:	7

UNIT MIX

Efficiency:	0
One bedroom:	33
Two bedroom:	24
Three bedroom:	0
Four bedroom:	0
Total units:	57

*The units listed as 30% AMI are a mix of 20% and 30% AMI units and the market rate units are limited to 80% AMI.

TOTAL PROJECTED COSTS:	\$8,153,610.00
COST PER SQUARE FOOT:	\$121.00

CREDIT REQUESTED:	\$691,077.00
CREDIT RECOMMENDED	\$0.00

APPLICANT NUMBER:	2015A-G-001
FINAL SCORE:	110.5
REASON FOR DENIAL:	Final Ranking



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PROJECT NAME: Enterprise Pointe

SITE LOCATION: 800 W. Rudisill Blvd.
Fort Wayne, IN 46807
Allen County

PROJECT TYPE: Adaptive Reuse
PROJECT DESIGNATION: Family

APPLICANT: Brightpoint

PRINCIPALS: Brightpoint

OF UNITS AT EACH SET ASIDE

60% of AMI:	17
50% of AMI:	12
40% of AMI:	11
30% of AMI:	8
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	5
Two bedroom:	40
Three bedroom:	3
Four bedroom:	0
Total units:	48

TOTAL PROJECTED COSTS:	\$7,972,658.00
COST PER SQUARE FOOT:	\$140.00

CREDIT REQUESTED:	\$776,228.00
CREDIT RECOMMENDED	\$0.00

APPLICANT NUMBER:	2015A-G-002
FINAL SCORE:	N/A
REASON FOR DENIAL:	Applicant withdrew application



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PROPOSED DEVELOPMENT SUMMARY
2015A-G Round

PROJECT NAME:	Fall Creek Community of Scholars
SITE LOCATION:	300 W. Fall Creek Parkway North Drive Indianapolis, IN 46208 Marion County
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	BWI, LLC
PRINCIPALS:	BWI, LLC
<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>
60% of AMI: 13	Efficiency: 0
50% of AMI: 11	One bedroom: 0
40% of AMI: 6	Two bedroom 18
30% of AMI: 0	Three bedroom: 12
Market Rate: 0	Four bedroom: 0
	Total units: 30
TOTAL PROJECTED COSTS:	\$9,661,518.00
COST PER SQUARE FOOT:	\$182.00
CREDIT REQUESTED:	\$791,305.00
CREDIT RECOMMENDED	\$0.00
DEVELOPMENT FUND REQUESTED	\$500,000.00
DEVELOPMENT FUND RECOMMENDED	\$0.00
APPLICANT NUMBER:	2015A-G-003
FINAL SCORE:	95
REASON FOR DENIAL:	Final ranking & did not meet threshold (minimum score)